

**ORDINANCE NO. 20071101-052**

**AN ORDINANCE AMENDING TITLE 25 OF THE CITY CODE TO CREATE THE NORTH BURNET/GATEWAY OVERLAY DISTRICT AND TO ESTABLISH ASSOCIATED SITE DEVELOPMENT REGULATIONS.**

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**

**PART 1.** Section 25-2-32(F) of the City Code is amended to add a new Subsection (F)(20) to read:

(20) North Burnet/Gateway overlay                      NB/GO

**PART 2.** Chapter 25-2 of the City Code is amended to add a new Section 25-2-180 to read:

**§ 25-2-180 NORTH BURNET/GATEWAY OVERLAY (NB/GO) DISTRICT PURPOSE AND BOUNDARIES.**

- (A) The purpose of the North Burnet/Gateway overlay (NB/GO) district is to promote high density mixed-use redevelopment and provide for the creation of a densely populated, but livable, pedestrian and transit-friendly environment.
- (B) The boundaries of the NB/GO district coincide with the boundaries of the North Burnet/Gateway neighborhood planning area and are identified in Appendix E (*North Burnet/Gateway Overlay District Boundaries*) of this chapter.

**PART 3.** Chapter 25-2, Subchapter C, Article 3 (*Additional Requirements for Certain Districts*) of the City Code is amended to add a new Division 11 to read:

**Division 11. North Burnet/Gateway Overlay District Regulations.**

**§ 25-2-767.01 APPLICABILITY.**

This division applies to property described in Section 25-2-180 (*North Burnet/Gateway Overlay (NB/GO) District Purpose and Boundaries*).

## **§ 25-2-767.02 CONFLICT OF LAW.**

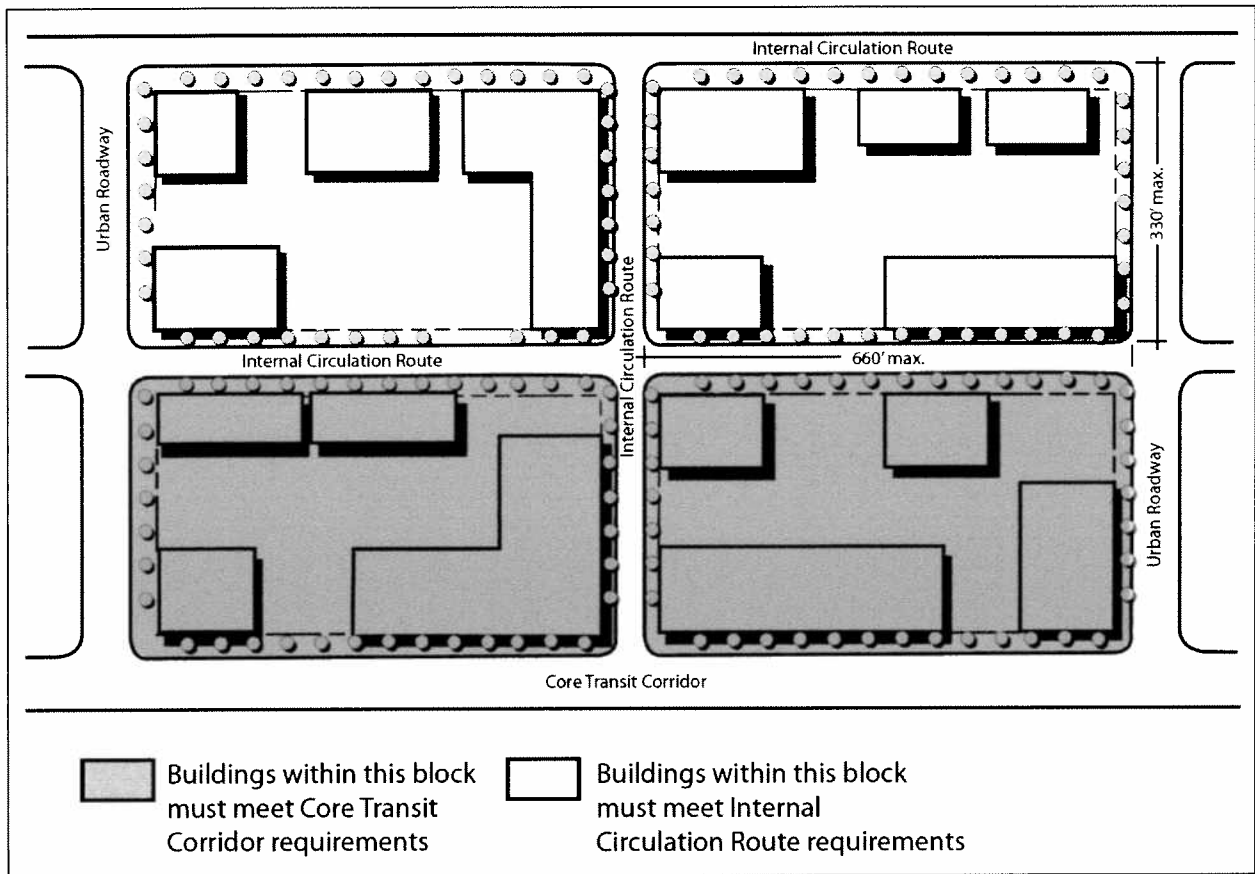
For property governed by this division, this division supersedes the other provisions of this title to the extent of conflict.

## **§ 25-2-767.03 APPLICATION OF COMMERCIAL DESIGN STANDARDS.**

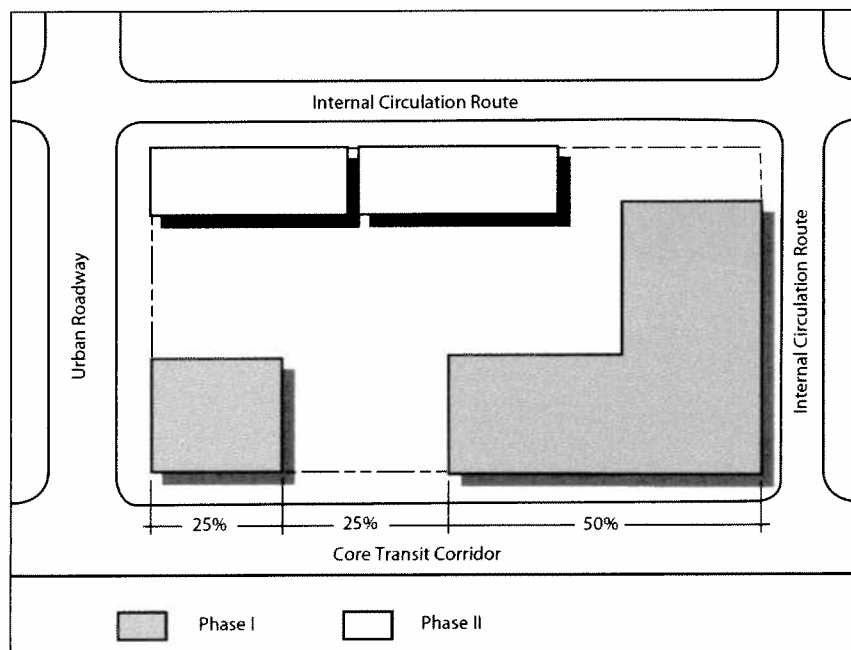
Property governed by this division is subject to Chapter 25-2, Subchapter E (*Design Standards and Mixed Use*).

## **§ 25-2-767.04 APPLICATION OF CORE TRANSIT CORRIDOR STANDARDS.**

- (A) Except as otherwise provided in this section, the regulations in Chapter 25-2, Subchapter E (*Design Standards and Mixed Use*) that are applicable to development adjacent to a core transit corridor apply to development adjacent to the following streets:
  - (1) Burnet Road;
  - (2) Braker Lane;
  - (3) Capital of Texas Highway; and
  - (4) Stonelake Boulevard.
- (B) This subsection applies to a site that is five acres or more. Section 2.2.2.D.2. of Chapter 25-2, Subchapter E (*Exception: Sites of Five Acres or More*) does not apply.
  - (1) In a block that is adjacent to a street identified in Subsection (A):
    - (a) the street identified in Subsection (A) is the principal street.
    - (b) buildings shall meet the building placement requirements for a core transit corridor (see Figure 1).
    - (c) If a site plan is phased:
      - (i) the buildings that are necessary to fully comply with the core transit corridor building placement standards for the block must be constructed first; and
      - (ii) additional buildings within the block must meet internal circulation route building placement requirements (see Figure 2).



**Figure 1:** For sites of five acres or more, Core Transit Corridor building placement standards must be met in blocks adjacent to streets identified in Subsection (A).



**Figure 2:** Core Transit Corridor building placement standards must be fulfilled for the block adjacent to streets identified in Subsection (A) before additional buildings may be built within that block.

- (2) In a block that is not adjacent to a street identified in Subsection (A), a building shall meet the building placement requirements for internal circulation routes described in Section 2.2.5 of Chapter 25-2, Subchapter E (*Internal Circulation Routes: Sidewalks and Building Placement*).
- (C) A vertical mixed use building is permitted on property adjacent to a street identified in Subsection (A) in accordance with this subsection. The following sections of Chapter 25-2, Subchapter E (*Design Standards and Mixed Use*) apply to a vertical mixed use building.
  - (1) Section 4.3.3. (*Standards*), except for Section 4.3.3.E (*Dimensional and Parking Requirements*) and Section 4.3.3.F (*Affordability Requirements*); and
  - (3) Section 4.3.4 (*Development Bonuses*), except for Section 4.3.4.E (*Expedited Review for Residential Parking Permit Districts*).

#### **§ 25-2-767.05 APPLICATION OF URBAN ROADWAY DESIGN STANDARDS**

The regulations in Chapter 25-2, Subchapter E (*Design Standards and Mixed Use*) that are applicable to development adjacent to an urban roadway apply to development on a site in a non-residential zoning district adjacent to a roadway other than:

- (1) a roadway identified in Section 25-2-767.04 (A) (*Application of Core Transit Corridor Standards*); or
- (2) Loop 1 (MoPac Expressway) or U.S. Highway 183 (Research Boulevard) if the roadways are designated as a principal street under Section 2.2.1 (*Overview of Roadway Types*) of Chapter 25-2, Subchapter E (*Design Standards and Mixed Use*).

**PART 4.** Chapter 25-2, Subchapter E, Section 1.2.4.B. (*Conflicting Provisions*) is amended to read:

- B. The following provisions supersede the requirements of this Subchapter to the extent of conflict:
  - 1. The following provisions of Chapter 25-2:
    - a. Subchapter C, Article 3 (*Additional Requirements for Certain Districts*);
    - b. Subchapter C, Article 4 (*Additional Requirements for Certain Uses*);
    - c. Subchapter C, Article 10 (*Compatibility Standards*);
    - d. Provisions applicable to the Hill Country Roadways; and

2. Regulations applicable to a:

- a. Barton Springs Zone overlay district;
- b. Conditional overlay (CO) combining district;
- c. Central urban redevelopment (CURE) combining district;
- d. Neighborhood conservation (NC) combining district;
- e. Neighborhood plan (NP) combining district;
- f. Planned development area (PDA) combining district;
- g. Planned Unit development (PUD) district; [~~or~~]
- h. Waterfront overlay (WO) district (except that the redevelopment provisions of this Subchapter in Sections 2.3.1, *Internal Circulation Systems for Large Sites*, and 4.3., *Vertical Mixed Use Buildings*, shall apply to the WO district); or [-]
- i. North Burnet/Gateway overlay (NB/GO) district.

**PART 5.** Chapter 25-6, Article 7 (*Off-street Parking and Loading*) is amended to add a new Division 8 to read:

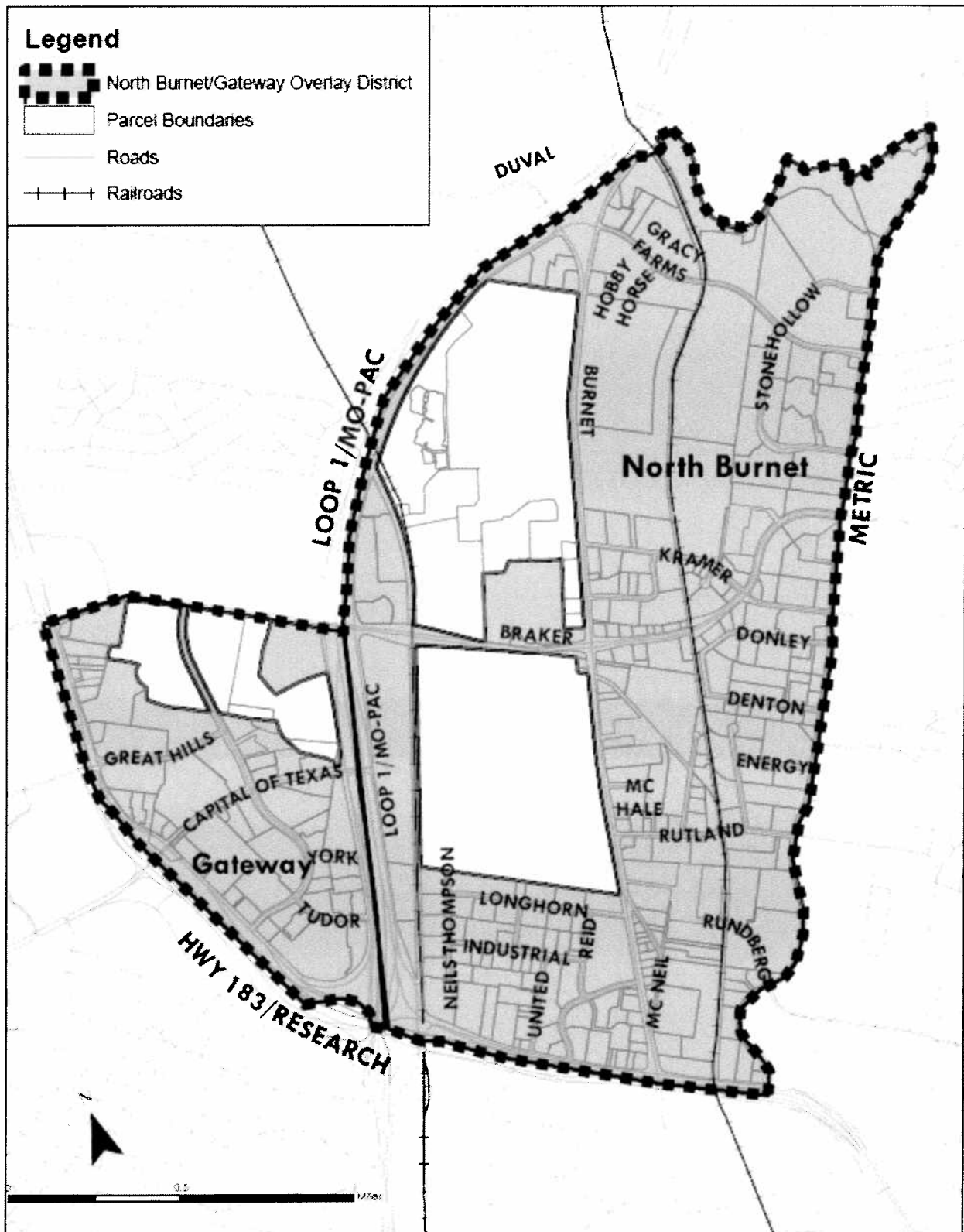
**Division 8. Special Provisions for the North Burnet Gateway Overlay District.**

**§ 25-6-618 PARKING REQUIREMENTS FOR NORTH BURNET/GATEWAY OVERLAY DISTRICT.**

The minimum off-street parking requirement in the North Burnet/Gateway overlay district is 80 percent of that prescribed by Appendix A (*Tables of Off-Street Parking and Loading Requirements*).

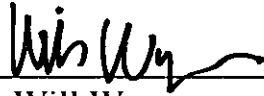
**PART 6.** Chapter 25-2 (*Zoning*) is amended to add a new Appendix E as follows:

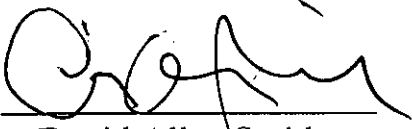
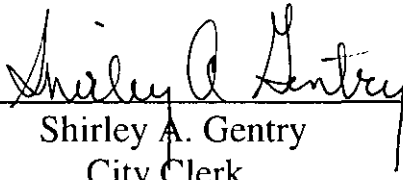
## Appendix E: North Burnet/Gateway Overlay District Boundaries



**PART 7.** This ordinance takes effect on November 12, 2007.

**PASSED AND APPROVED**

\_\_\_\_\_, November 1, 2007      §  
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§ \_\_\_\_\_   
Will Wynn  
Mayor

**APPROVED:**  **ATTEST:**   
David Allan Smith      Shirley A. Gentry  
City Attorney      City Clerk